# HOUSING NOW
## Winnipeg CMA

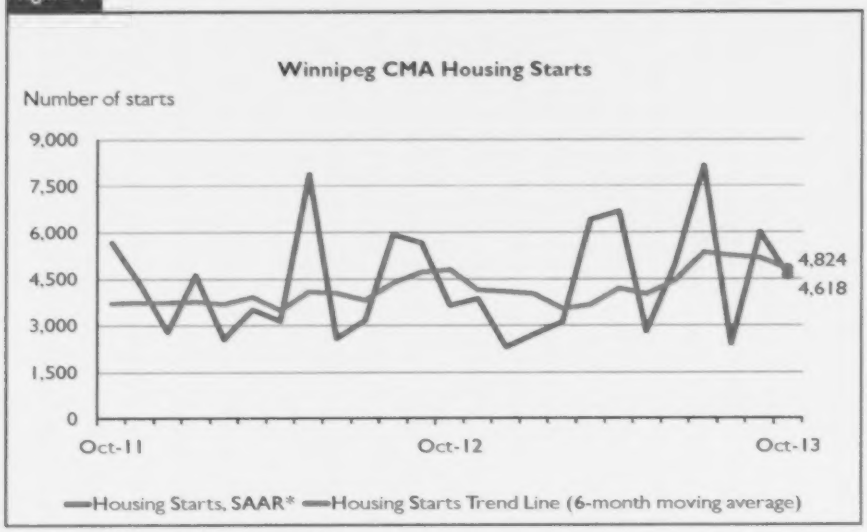
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2013

## Highlights

- Pace of housing starts moderated in October
- Actual year-to-date starts up 12 per cent
- Single-detached inventories increasing substantially

Figure 1




* SAAR: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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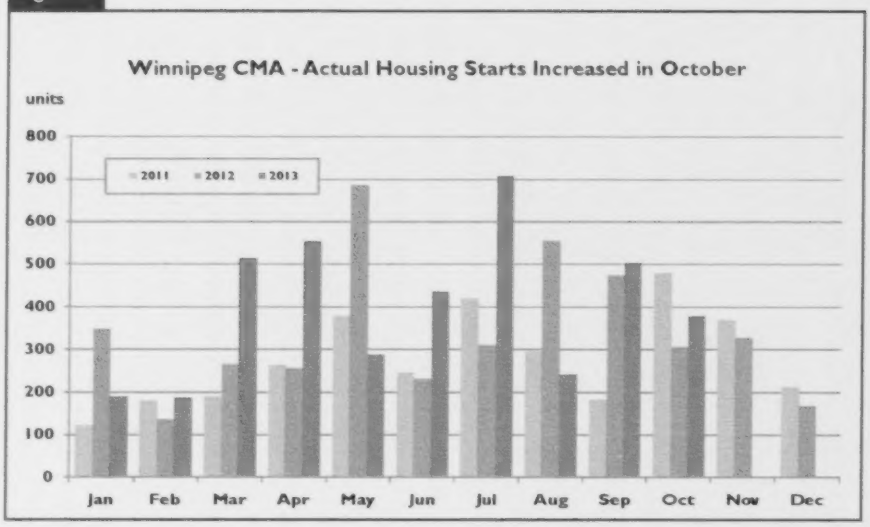
## Housing Market Overview

The trend in total housing starts in the Winnipeg Census Metropolitan Area (CMA) moderated to 4,824 units in October compared to 5,169 in September. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts. Despite the moderation, the trend remains at an elevated level based on strength in the multi-family sector. Overall housing starts in Winnipeg remain on track to surpass 2012 levels.

Actual housing starts totalled 379 units in October, 24 per cent more than the 306 units started in October 2012. Gains recorded in the multi-family sector offset a decline in the single-detached sector. This brought the number of homes started in the first ten months of 2013 to 4,002 units an increase of 12 per cent over the 3,569 recorded in the corresponding period of 2012.

Multi-family starts, which include semi-detached units, rows, and apartments, totalled 230 units in October, substantially more than the 131 units started during October 2012. As a result, the year-to-date total was 2,160 units, 22 per cent higher than it was during the corresponding period of 2012. All but 13 of the units started in October were for the ownership market, bringing the total number of units started year-to-date for this segment to 1,432, an increase of 50 per cent over the number started in the corresponding period of 2012. This represents two-thirds of all multi-family units started in the first ten months of 2013. There have been 728 multi-family starts destined for rental tenure to the end of October, 11 per cent fewer than for the same period of 2012.

Figure 2

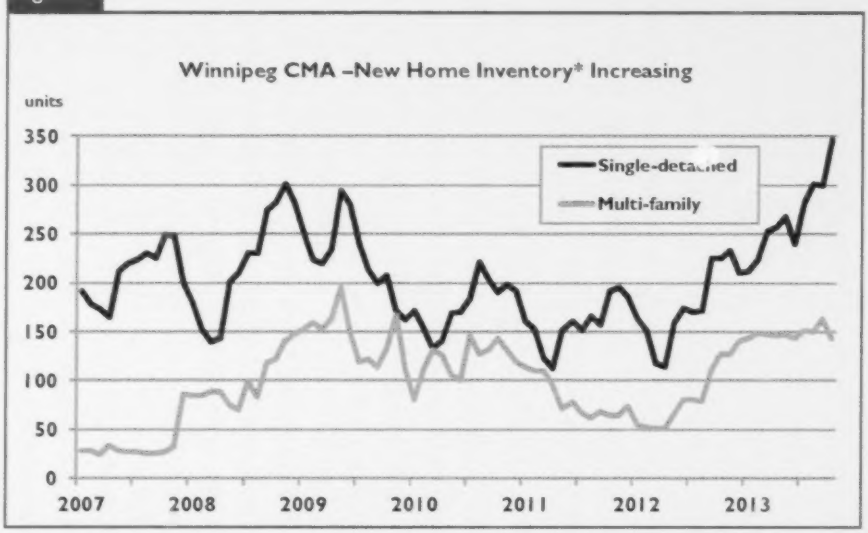



Source: CMHC

There were 489 multi-family units absorbed in the ownership market during the first ten months of 2013, 3.6 per cent fewer than in the same period of 2012. Meanwhile, there were 501 units completed over the same period, 12 per cent fewer than the number of multi-family dwellings completed in 2012. As a result the inventory of multi-family units available for ownership at the end of October 2013 was 143 units, 12 per cent higher than one year prior.

In the single-detached market, a total of 149 units were started in October, 15 per cent fewer than the 175 started in October of 2012. This brought the number of single-family homes started year-to-date to 1,842, 2.3 per cent more than in the same period

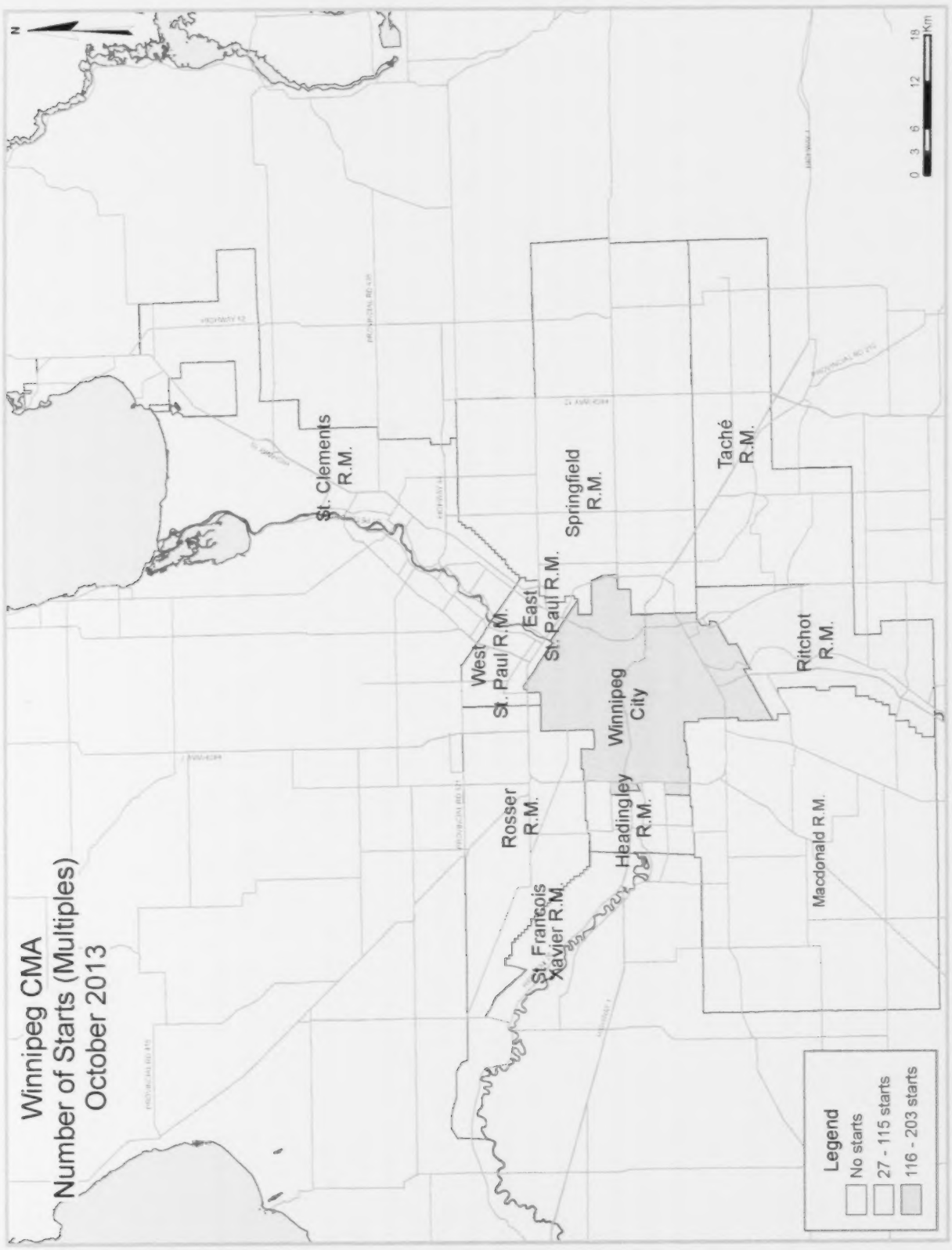
Figure 3

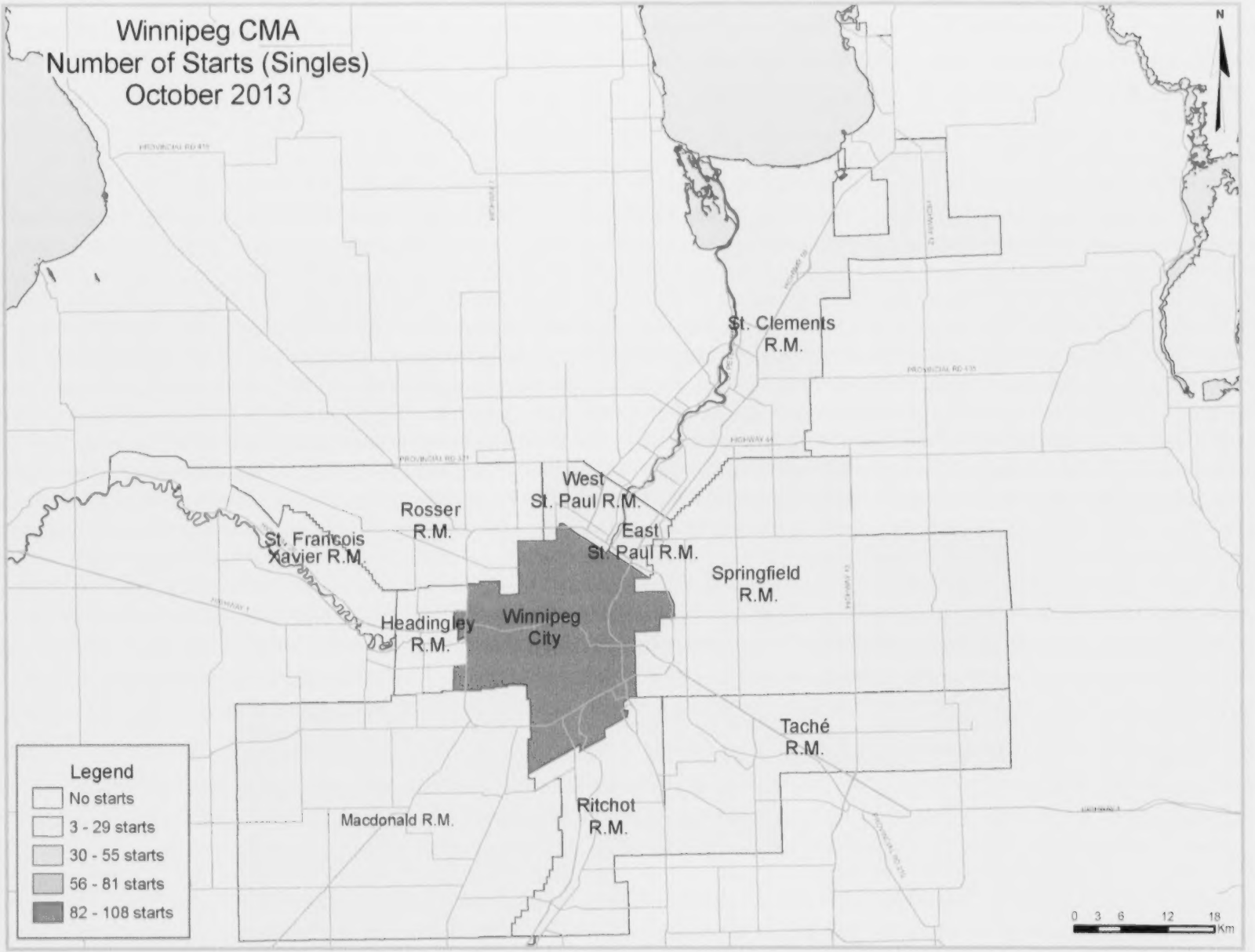


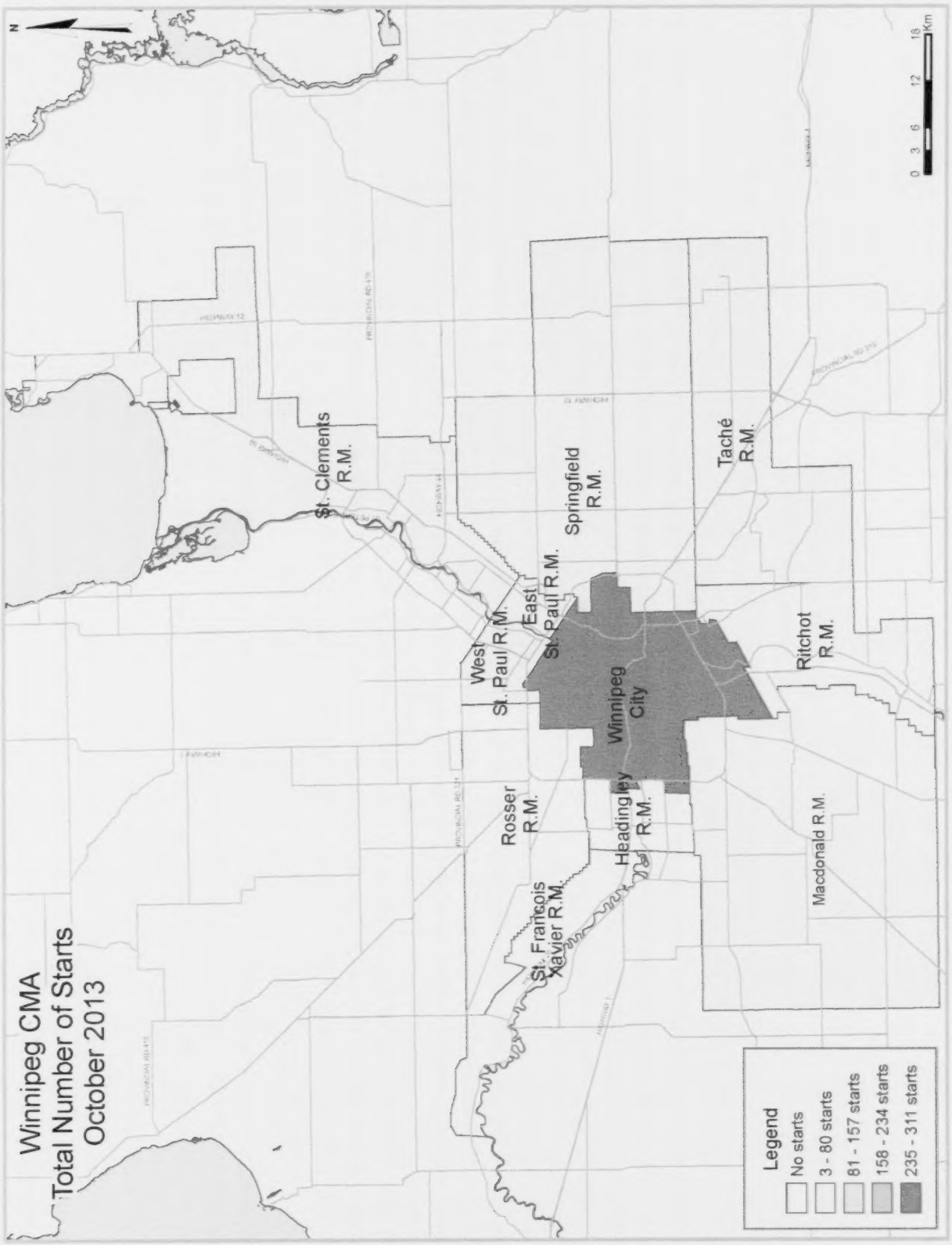

Source: CMHC (*excludes rental)

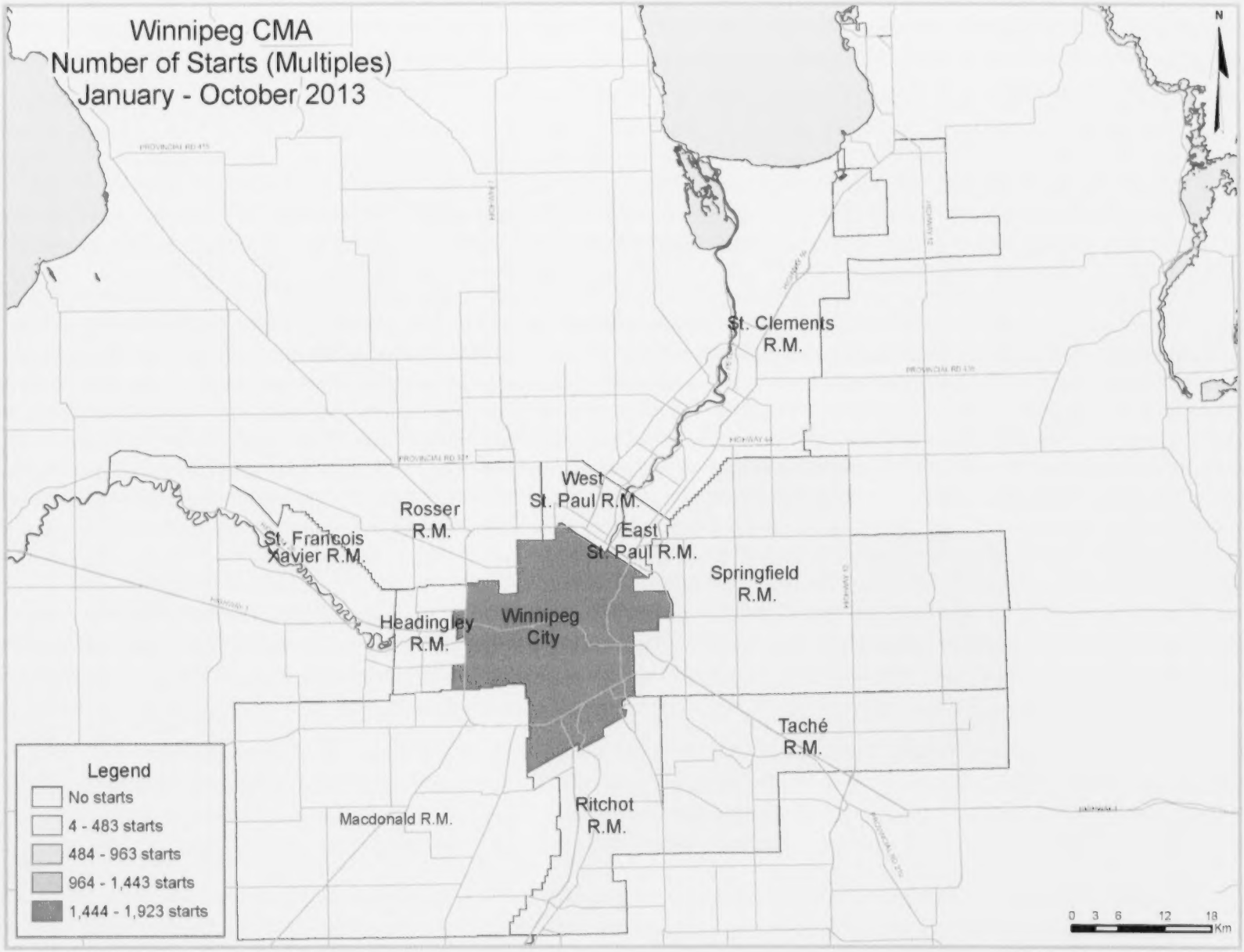
one year earlier. Meanwhile, builders completed 2,015 single-detached units in the first ten months of 2013, 21 per cent more than in the same period last year. Under the same comparison, the number of units absorbed totalled 1,875, 17 per cent more than one year prior. This brought the inventory of complete and unabsorbed single-detached homes available at the end of October to 346 units, 54 per cent higher than in October one year ago and the highest level on record.

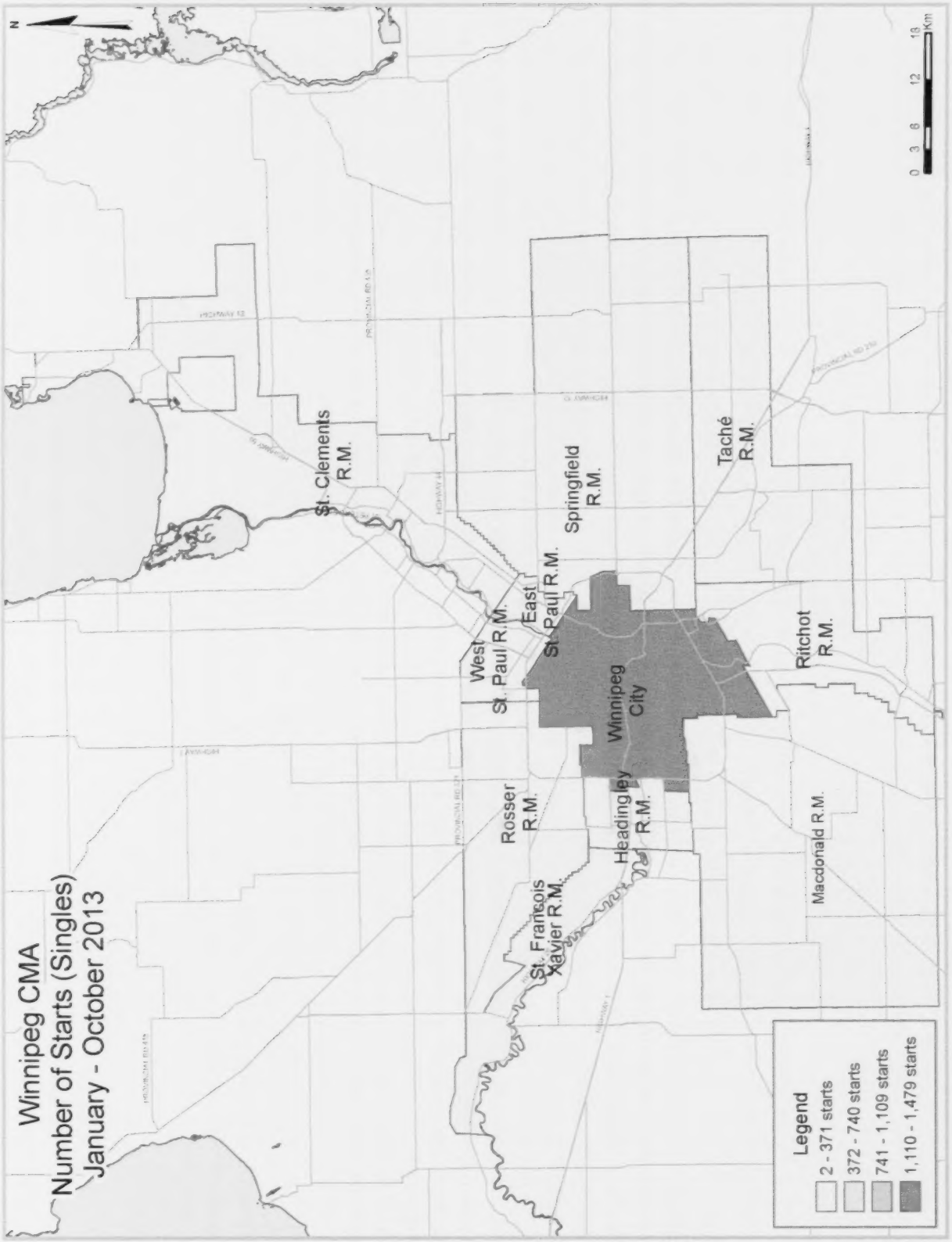
The average absorbed price of a new single-detached home in the Winnipeg CMA was $415,263 in October 2013, 5.7 per cent lower than in October of 2012. The reduction in average price was not due to cost pressures, but rather a compositional shift toward lower price ranges. In October 2013, units under $450,000 captured 65 per cent of all absorptions, up from 62 in the previous year. Despite October's reduction, the year-to-date average price increased to $420,362, up 5.1 per cent from the $400,019 posted one year prior.

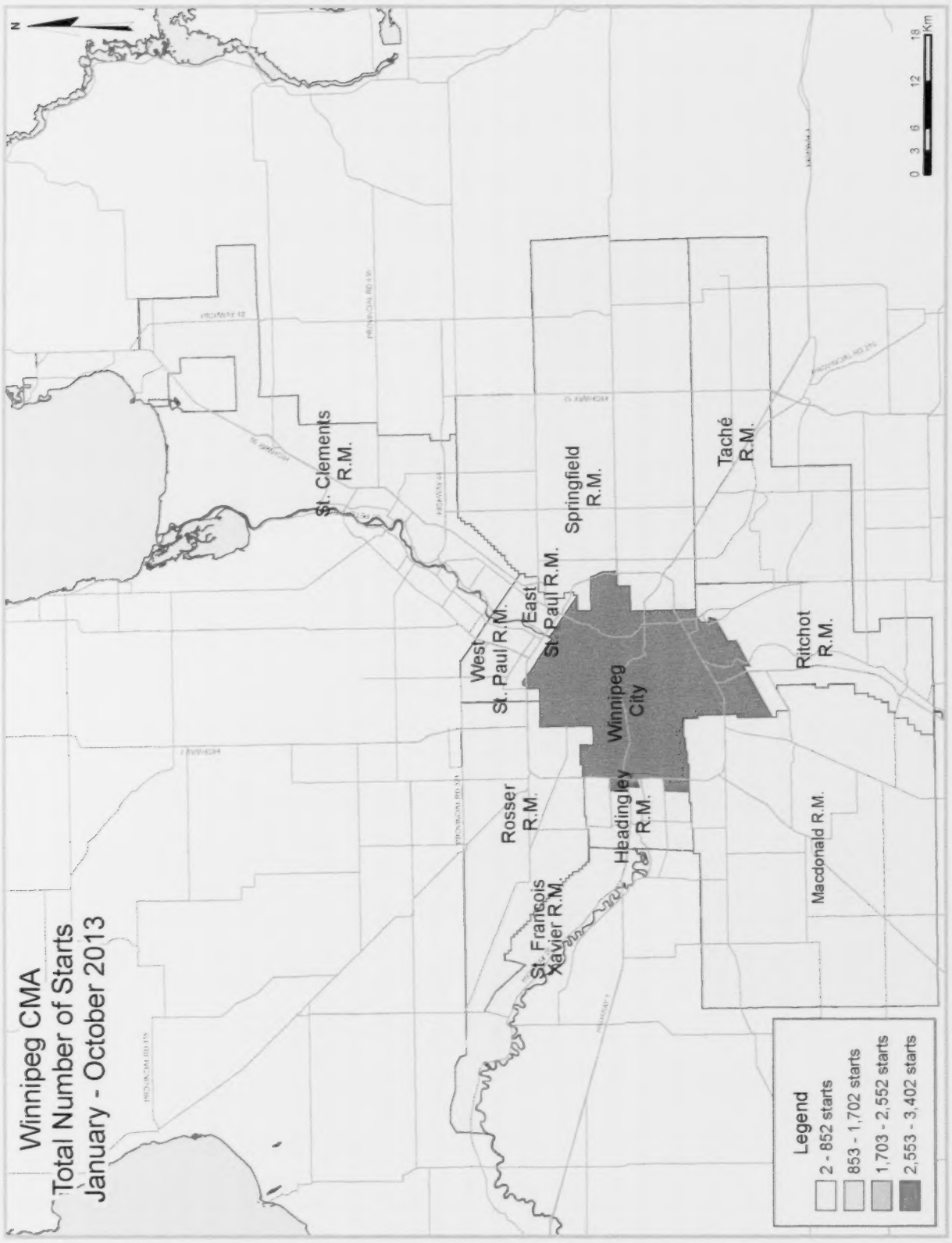

Winnipeg CMA
Number of Starts (Multiples)
October 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
27 - 115 starts
116 - 203 starts


Winnipeg CMA
Number of Starts (Singles)
October 2013
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
East
St. Paul R.M.
St. Francois
Xavier R.M.
Springfield
R.M.
Headingley
R.M.
Winnipeg
City
Taché
R.M.
Ritchot
R.M.
Macdonald R.M.
Legend
No starts
3 - 29 starts
30 - 55 starts
56 - 81 starts
82 - 108 starts
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
October 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 80 starts
81 - 157 starts
158 - 234 starts
235 - 311 starts


Winnipeg CMA
Number of Starts (Multiples)
January - October 2013
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
East
St. Paul R.M.
St. François
Xavier R.M.
Springfield
R.M.
Headingley
R.M.
Winnipeg
City
Taché
R.M.
Macdonald R.M.
Ritchot
R.M.
Legend
No starts
4 - 483 starts
484 - 963 starts
964 - 1,443 starts
1,444 - 1,923 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
January - October 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
2 - 371 starts
372 - 740 starts
741 - 1,109 starts
1,110 - 1,479 starts


Winnipeg CMA
Total Number of Starts
January - October 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
2 - 852 starts
853 - 1,702 starts
1,703 - 2,552 starts
2,553 - 3,402 starts

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

| | |
|---|---|
| 1 | Housing Starts (SAAR and Trend) |
| 1.1 | Housing Activity Summary of CMA |
| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
| 5 | MLS® Residential Activity |
| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.2 | Housing Activity Summary by Submarket |
| 1.3 | History of Housing Activity (once a year) |
| 2.2 | Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 2.3 | Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 2.4 | Starts by Submarket and by Intended Market – Current Month or Quarter |
| 2.5 | Starts by Submarket and by Intended Market – Year-to-Date |
| 3.2 | Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 3.3 | Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |

| Table 1: Housing Starts (SAAR and Trend) October 2013 | | |
|---|---|---|
| **Winnipeg CMA**[1] | September 2013 | October 2013 |
| Trend[2] | 5,169 | 4,824 |
| SAAR | 5,996 | 4,618 |
| | October 2012 | October 2013 |
| Actual | | |
| October - Single-Detached | 175 | 149 |
| October - Multiples | 131 | 230 |
| October - Total | 306 | 379 |
| January to October - Single-Detached | 1,800 | 1,842 |
| January to October - Multiples | 1,769 | 2,160 |
| January to October - Total | 3,569 | 4,002 |

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

## Table 1.1: Housing Activity Summary of Winnipeg CMA
## October 2013

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| October 2013 | 145 | 6 | 0 | 4 | 79 | 132 | 6 | 7 | 379 |
| October 2012 | 174 | 4 | 0 | 1 | 36 | 15 | 0 | 76 | 306 |
| % Change | -16.7 | 50.0 | n/a | ** | 119.4 | ** | n/a | -90.8 | 23.9 |
| Year-to-date 2013 | 1,831 | 100 | 0 | 11 | 312 | 1,020 | 35 | 693 | 4,002 |
| Year-to-date 2012 | 1,791 | 64 | 3 | 9 | 197 | 689 | 0 | 816 | 3,569 |
| % Change | 2.2 | 56.3 | -100.0 | 22.2 | 58.4 | 48.0 | n/a | -15.1 | 12.1 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| October 2013 | 1,035 | 74 | 0 | 8 | 347 | 1,442 | 27 | 1,022 | 3,955 |
| October 2012 | 1,130 | 52 | 3 | 12 | 112 | 766 | 0 | 1,012 | 3,087 |
| % Change | -8.4 | 42.3 | -100.0 | -33.3 | ** | 88.3 | n/a | 1.0 | 28.1 |
| **COMPLETIONS** | | | | | | | | | |
| October 2013 | 195 | 12 | 0 | 0 | 14 | 6 | 5 | 195 | 427 |
| October 2012 | 275 | 2 | 0 | 0 | 35 | 42 | 0 | 106 | 460 |
| % Change | -29.1 | ** | n/a | n/a | -60.0 | -85.7 | n/a | 84.0 | -7.2 |
| Year-to-date 2013 | 2,007 | 64 | 5 | 8 | 100 | 332 | 11 | 602 | 3,129 |
| Year-to-date 2012 | 1,648 | 18 | 0 | 9 | 201 | 350 | 77 | 455 | 2,758 |
| % Change | 21.8 | ** | n/a | -11.1 | -50.2 | -5.1 | -85.7 | 32.3 | 13.5 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| October 2013 | 346 | 17 | 0 | 0 | 13 | 113 | n/a | n/a | 489 |
| October 2012 | 220 | 4 | 0 | 5 | 35 | 89 | n/a | n/a | 353 |
| % Change | 57.3 | ** | n/a | -100.0 | -62.9 | 27.0 | n/a | n/a | 38.5 |
| **ABSORBED** | | | | | | | | | |
| October 2013 | 148 | 6 | 0 | 0 | 34 | 12 | n/a | n/a | 200 |
| October 2012 | 270 | 5 | 0 | 0 | 15 | 35 | n/a | n/a | 325 |
| % Change | -45.2 | 20.0 | n/a | n/a | 126.7 | -65.7 | n/a | n/a | -38.5 |
| Year-to-date 2013 | 1,863 | 39 | 5 | 12 | 125 | 320 | n/a | n/a | 2,364 |
| Year-to-date 2012 | 1,588 | 21 | 0 | 17 | 176 | 310 | n/a | n/a | 2,112 |
| % Change | 17.3 | 85.7 | n/a | -29.4 | -29.0 | 3.2 | n/a | n/a | 11.9 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## October 2013

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| October 2013 | 108 | 6 | 0 | 0 | 70 | 120 | 0 | 7 | 311 |
| October 2012 | 132 | 4 | 0 | 0 | 36 | 15 | 0 | 76 | 263 |
| **East St. Paul R.M.** | | | | | | | | | |
| October 2013 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| October 2012 | 4 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 5 |
| **Headingley R.M.** | | | | | | | | | |
| October 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| October 2012 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **MacDonald R.M.** | | | | | | | | | |
| October 2013 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| October 2012 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Ritchot R.M.** | | | | | | | | | |
| October 2013 | 1 | 0 | 0 | 4 | 9 | 12 | 6 | 0 | 32 |
| October 2012 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Rosser R.M.** | | | | | | | | | |
| October 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| October 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| October 2013 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| October 2012 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| October 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| October 2012 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Springfield R.M.** | | | | | | | | | |
| October 2013 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| October 2012 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **Tache R.M.** | | | | | | | | | |
| October 2013 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| October 2012 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **West St. Paul R.M.** | | | | | | | | | |
| October 2013 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| October 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | | | | | | | | | |
| October 2013 | 145 | 6 | 0 | 4 | 79 | 132 | 6 | 7 | 379 |
| October 2012 | 174 | 4 | 0 | 1 | 36 | 15 | 0 | 76 | 306 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## October 2013

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| October 2013 | 805 | 68 | 0 | 4 | 306 | 1,321 | 9 | 1,022 | 3,535 |
| October 2012 | 872 | 48 | 3 | 0 | 106 | 742 | 0 | 976 | 2,747 |
| **East St. Paul R.M.** | | | | | | | | | |
| October 2013 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49 |
| October 2012 | 10 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 15 |
| **Headingley R.M.** | | | | | | | | | |
| October 2013 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| October 2012 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 36 | 61 |
| **MacDonald R.M.** | | | | | | | | | |
| October 2013 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| October 2012 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| **Ritchot R.M.** | | | | | | | | | |
| October 2013 | 11 | 6 | 0 | 4 | 41 | 100 | 18 | 0 | 180 |
| October 2012 | 28 | 4 | 0 | 0 | 6 | 0 | 0 | 0 | 38 |
| **Rosser R.M.** | | | | | | | | | |
| October 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| October 2012 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **St. Clements R.M.** | | | | | | | | | |
| October 2013 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| October 2012 | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 46 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| October 2013 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| October 2012 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Springfield R.M.** | | | | | | | | | |
| October 2013 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38 |
| October 2012 | 56 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 63 |
| **Tache R.M.** | | | | | | | | | |
| October 2013 | 31 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 52 |
| October 2012 | 39 | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 63 |
| **West St. Paul R.M.** | | | | | | | | | |
| October 2013 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| October 2012 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| **Winnipeg CMA** | | | | | | | | | |
| October 2013 | 1,035 | 74 | 0 | 8 | 347 | 1,442 | 27 | 1,022 | 3,955 |
| October 2012 | 1,130 | 52 | 3 | 12 | 112 | 766 | 0 | 1,012 | 3,087 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## October 2013

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| October 2013 | 165 | 12 | 0 | 0 | 6 | 6 | 0 | 195 | 384 |
| October 2012 | 218 | 2 | 0 | 0 | 35 | 0 | 0 | 106 | 361 |
| **East St. Paul R.M.** | | | | | | | | | |
| October 2013 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| October 2012 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Headingley R.M.** | | | | | | | | | |
| October 2013 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| October 2012 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **Macdonald R.M.** | | | | | | | | | |
| October 2013 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| October 2012 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Ritchot R.M.** | | | | | | | | | |
| October 2013 | 2 | 0 | 0 | 0 | 8 | 0 | 5 | 0 | 15 |
| October 2012 | 9 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 21 |
| **Rosser R.M.** | | | | | | | | | |
| October 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| October 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| October 2013 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| October 2012 | 8 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 38 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| October 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| October 2012 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Springfield R.M.** | | | | | | | | | |
| October 2013 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| October 2012 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| **Tache R.M.** | | | | | | | | | |
| October 2013 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| October 2012 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **West St. Paul R.M.** | | | | | | | | | |
| October 2013 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| October 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | | | | | | | | | |
| October 2013 | 195 | 12 | 0 | 0 | 14 | 6 | 5 | 195 | 427 |
| October 2012 | 275 | 2 | 0 | 0 | 35 | 42 | 0 | 106 | 460 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
### October 2013

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| October 2013 | 265 | 11 | 0 | 0 | 12 | 90 | n/a | n/a | 378 |
| October 2012 | 173 | 4 | 0 | 0 | 32 | 63 | n/a | n/a | 272 |
| **East St. Paul R.M.** | | | | | | | | | |
| October 2013 | 10 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 10 |
| October 2012 | 0 | 0 | 0 | 1 | 0 | 0 | n/a | n/a | 1 |
| **Headingley R.M.** | | | | | | | | | |
| October 2013 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| October 2012 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **MacDonald R.M.** | | | | | | | | | |
| October 2013 | 20 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 20 |
| October 2012 | 12 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 12 |
| **Ritchot R.M.** | | | | | | | | | |
| October 2013 | 15 | 0 | 0 | 0 | 1 | 9 | n/a | n/a | 25 |
| October 2012 | 5 | 0 | 0 | 0 | 3 | 6 | n/a | n/a | 14 |
| **Rosser R.M.** | | | | | | | | | |
| October 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| October 2012 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| October 2013 | 5 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | 6 |
| October 2012 | 1 | 0 | 0 | 0 | 0 | 20 | n/a | n/a | 21 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| October 2013 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| October 2012 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| **Springfield R.M.** | | | | | | | | | |
| October 2013 | 19 | 6 | 0 | 0 | 0 | 0 | n/a | n/a | 25 |
| October 2012 | 25 | 0 | 0 | 4 | 0 | 0 | n/a | n/a | 29 |
| **Tache R.M.** | | | | | | | | | |
| October 2013 | 5 | 0 | 0 | 0 | 0 | 13 | n/a | n/a | 18 |
| October 2012 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **West St. Paul R.M.** | | | | | | | | | |
| October 2013 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| October 2012 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Winnipeg CMA** | | | | | | | | | |
| October 2013 | 346 | 17 | 0 | 0 | 13 | 113 | n/a | n/a | 489 |
| October 2012 | 220 | 4 | 0 | 5 | 35 | 89 | n/a | n/a | 353 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## October 2013

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| October 2013 | 121 | 6 | 0 | 0 | 26 | 12 | n/a | n/a | 165 |
| October 2012 | 211 | 5 | 0 | 0 | 15 | 18 | n/a | n/a | 249 |
| **East St. Paul R.M.** | | | | | | | | | |
| October 2013 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| October 2012 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| **Headingley R.M.** | | | | | | | | | |
| October 2013 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| October 2012 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| **MacDonald R.M.** | | | | | | | | | |
| October 2013 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| October 2012 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| **Ritchot R.M.** | | | | | | | | | |
| October 2013 | 3 | 0 | 0 | 0 | 8 | 0 | n/a | n/a | 11 |
| October 2012 | 9 | 0 | 0 | 0 | 0 | 6 | n/a | n/a | 15 |
| **Rosser R.M.** | | | | | | | | | |
| October 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| October 2012 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| October 2013 | 8 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 8 |
| October 2012 | 8 | 0 | 0 | 0 | 0 | 11 | n/a | n/a | 19 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| October 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| October 2012 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Springfield R.M.** | | | | | | | | | |
| October 2013 | 8 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 8 |
| October 2012 | 17 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 17 |
| **Tache R.M.** | | | | | | | | | |
| October 2013 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| October 2012 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| **West St. Paul R.M.** | | | | | | | | | |
| October 2013 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| October 2012 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Winnipeg CMA** | | | | | | | | | |
| October 2013 | 148 | 6 | 0 | 0 | 34 | 12 | n/a | n/a | 200 |
| October 2012 | 270 | 5 | 0 | 0 | 15 | 35 | n/a | n/a | 325 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.3: History of Housing Starts of Winnipeg CMA 2003 - 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2012 | 2,115 | 68 | 3 | 14 | 235 | 786 | 0 | 844 | 4,065 |
| % Change | 7.4 | 112.5 | -25.0 | -56.3 | 32.0 | 159.4 | -100.0 | 28.9 | 22.0 |
| 2011 | 1,970 | 32 | 4 | 32 | 178 | 303 | 157 | 655 | 3,331 |
| % Change | 4.1 | 14.3 | n/a | 14.3 | 17.9 | -10.1 | ** | -18.5 | 2.7 |
| 2010 | 1,893 | 28 | 0 | 28 | 151 | 337 | 3 | 804 | 3,244 |
| % Change | 27.6 | 7.7 | n/a | 33.3 | 64.1 | ** | -57.1 | 113.8 | 59.6 |
| 2009 | 1,484 | 26 | 0 | 21 | 92 | 27 | 7 | 376 | 2,033 |
| % Change | -22.5 | -7.1 | n/a | 40.0 | -22.7 | -95.4 | n/a | 16.8 | -32.4 |
| 2008 | 1,915 | 28 | 0 | 15 | 119 | 586 | 0 | 322 | 3,009 |
| % Change | 4.3 | 180.0 | n/a | -53.1 | 32.2 | -2.3 | -100.0 | -59.3 | -10.7 |
| 2007 | 1,836 | 10 | 0 | 32 | 90 | 600 | 11 | 792 | 3,371 |
| % Change | 5.9 | -54.5 | n/a | ** | -23.1 | 112.8 | 83.3 | 29.2 | 21.4 |
| 2006 | 1,733 | 22 | 0 | 4 | 117 | 282 | 6 | 613 | 2,777 |
| % Change | -0.7 | 83.3 | n/a | -60.0 | -4.1 | 27.0 | 50.0 | 30.4 | 7.4 |
| 2005 | 1,746 | 12 | 0 | 10 | 122 | 222 | 4 | 470 | 2,586 |
| % Change | -5.9 | 100.0 | n/a | -63.0 | 60.5 | 73.4 | n/a | 18.4 | 3.9 |
| 2004 | 1,855 | 6 | 0 | 27 | 76 | 128 | 0 | 397 | 2,489 |
| % Change | 15.0 | 200.0 | n/a | -3.6 | -2.6 | -57.0 | -100.0 | -2.5 | 2.4 |
| 2003 | 1,613 | 2 | 0 | 28 | 78 | 298 | 4 | 407 | 2,430 |

Source: CMHC (Starts and Completions Survey)

## Table 2: Starts by Submarket and by Dwelling Type
### October 2013

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | % Change |
| Winnipeg City | 108 | 132 | 6 | 8 | 70 | 32 | 127 | 91 | 311 | 263 | 18.3 |
| East St. Paul R.M. | 9 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 5 | 80.0 |
| Headingley R.M. | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| MacDonald R.M. | 5 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 6 | -16.7 |
| Ritchot R.M. | 5 | 7 | 0 | 0 | 15 | 0 | 12 | 0 | 32 | 7 | ** |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| St. Clements R.M. | 8 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 10 | -20.0 |
| St. Francois Xavier R.M. | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Springfield R.M. | 7 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 8 | -12.5 |
| Tache R.M. | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 0.0 |
| West St. Paul R.M. | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | n/a |
| **Winnipeg CMA** | 149 | 175 | 6 | 8 | 85 | 32 | 139 | 91 | 379 | 306 | 23.9 |

## Table 2.1: Starts by Submarket and by Dwelling Type
### January - October 2013

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | % Change |
| Winnipeg City | 1,479 | 1,441 | 92 | 98 | 265 | 150 | 1,566 | 1,445 | 3,402 | 3,134 | 8.6 |
| East St. Paul R.M. | 56 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 18 | ** |
| Headingley R.M. | 8 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 35 | -77.1 |
| MacDonald R.M. | 62 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 62 | 40 | 55.0 |
| Ritchot R.M. | 31 | 42 | 8 | 10 | 78 | 6 | 112 | 12 | 229 | 70 | ** |
| Rosser R.M. | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0.0 |
| St. Clements R.M. | 53 | 42 | 0 | 0 | 0 | 0 | 0 | 0 | 53 | 42 | 26.2 |
| St. Francois Xavier R.M. | 14 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 10 | 40.0 |
| Springfield R.M. | 73 | 120 | 4 | 0 | 0 | 0 | 0 | 0 | 77 | 120 | -35.8 |
| Tache R.M. | 44 | 35 | 0 | 0 | 0 | 0 | 35 | 48 | 79 | 83 | -4.8 |
| West St. Paul R.M. | 20 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 15 | 33.3 |
| **Winnipeg CMA** | 1,842 | 1,800 | 104 | 108 | 343 | 156 | 1,713 | 1,505 | 4,002 | 3,569 | 12.1 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**
**October 2013**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 |
| Winnipeg City | 70 | 32 | 0 | 0 | 120 | 15 | 7 | 76 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 9 | 0 | 6 | 0 | 12 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 79 | 32 | 6 | 0 | 132 | 15 | 7 | 76 |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**
**January - October 2013**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 |
| Winnipeg City | 259 | 150 | 6 | 0 | 873 | 677 | 693 | 768 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 49 | 6 | 29 | 0 | 112 | 12 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 0 | 35 | 0 | 0 | 48 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 308 | 156 | 35 | 0 | 1,020 | 689 | 693 | 816 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**
**October 2013**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 |
| Winnipeg City | 114 | 136 | 190 | 51 | 7 | 76 | 311 | 263 |
| East St. Paul R.M. | 9 | 4 | 0 | 1 | 0 | 0 | 9 | 5 |
| Headingley R.M. | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| MacDonald R.M. | 5 | 6 | 0 | 0 | 0 | 0 | 5 | 6 |
| Ritchot R.M. | 1 | 7 | 25 | 0 | 6 | 0 | 32 | 7 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 8 | 10 | 0 | 0 | 0 | 0 | 8 | 10 |
| St. Francois Xavier R.M. | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Springfield R.M. | 7 | 8 | 0 | 0 | 0 | 0 | 7 | 8 |
| Tache R.M. | 4 | 4 | 0 | 0 | 0 | 0 | 4 | 4 |
| West St. Paul R.M. | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| **Winnipeg CMA** | 151 | 178 | 215 | 52 | 13 | 76 | 379 | 306 |

**Table 2.5: Starts by Submarket and by Intended Market**
**January - October 2013**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 |
| Winnipeg City | 1,563 | 1,504 | 1,140 | 862 | 699 | 768 | 3,402 | 3,134 |
| East St. Paul R.M. | 56 | 14 | 0 | 4 | 0 | 0 | 56 | 18 |
| Headingley R.M. | 8 | 35 | 0 | 0 | 0 | 0 | 8 | 35 |
| MacDonald R.M. | 62 | 40 | 0 | 0 | 0 | 0 | 62 | 40 |
| Ritchot R.M. | 35 | 46 | 165 | 24 | 29 | 0 | 229 | 70 |
| Rosser R.M. | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 2 |
| St. Clements R.M. | 53 | 42 | 0 | 0 | 0 | 0 | 53 | 42 |
| St. Francois Xavier R.M. | 14 | 10 | 0 | 0 | 0 | 0 | 14 | 10 |
| Springfield R.M. | 74 | 115 | 3 | 5 | 0 | 0 | 77 | 120 |
| Tache R.M. | 44 | 35 | 35 | 0 | 0 | 48 | 79 | 83 |
| West St. Paul R.M. | 20 | 15 | 0 | 0 | 0 | 0 | 20 | 15 |
| **Winnipeg CMA** | 1,931 | 1,858 | 1,343 | 895 | 728 | 816 | 4,002 | 3,569 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
### October 2013

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | % Change |
| Winnipeg City | 165 | 218 | 12 | 6 | 6 | 31 | 201 | 106 | 384 | 361 | 6.4 |
| East St. Paul R.M. | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 2 | 50.0 |
| Headingley R.M. | 2 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 5 | -60.0 |
| MacDonald R.M. | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 0.0 |
| Ritchot R.M. | 2 | 9 | 0 | 0 | 13 | 0 | 0 | 12 | 15 | 21 | -28.6 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| St. Clements R.M. | 11 | 8 | 0 | 0 | 0 | 0 | 0 | 30 | 11 | 38 | -71.1 |
| St. Francois Xavier R.M. | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| Springfield R.M. | 5 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 19 | -73.7 |
| Tache R.M. | 1 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | -85.7 |
| West St. Paul R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| **Winnipeg CMA** | 195 | 275 | 12 | 6 | 19 | 31 | 201 | 148 | 427 | 460 | -7.2 |

## Table 3.1: Completions by Submarket and by Dwelling Type
### January - October 2013

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | % Change |
| Winnipeg City | 1,596 | 1,340 | 72 | 40 | 73 | 234 | 858 | 739 | 2,599 | 2,353 | 10.5 |
| East St. Paul R.M. | 23 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 11 | 109.1 |
| Headingley R.M. | 35 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 18 | 94.4 |
| MacDonald R.M. | 63 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 63 | 40 | 57.5 |
| Ritchot R.M. | 51 | 38 | 6 | 0 | 19 | 6 | 40 | 12 | 116 | 56 | 107.1 |
| Rosser R.M. | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 100.0 |
| St. Clements R.M. | 57 | 38 | 0 | 0 | 0 | 0 | 0 | 30 | 57 | 68 | -16.2 |
| St. Francois Xavier R.M. | 12 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 3 | ** |
| Springfield R.M. | 98 | 121 | 8 | 0 | 0 | 0 | 0 | 0 | 106 | 121 | -12.4 |
| Tache R.M. | 49 | 33 | 0 | 0 | 0 | 14 | 38 | 24 | 87 | 71 | 22.5 |
| West St. Paul R.M. | 27 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 15 | 80.0 |
| **Winnipeg CMA** | 2,015 | 1,659 | 86 | 40 | 92 | 254 | 936 | 805 | 3,129 | 2,758 | 13.5 |

Source: CMHC (Starts and Completions Survey)

## Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
## October 2013

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 |
| Winnipeg City | 6 | 31 | 0 | 0 | 6 | 0 | 195 | 106 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 8 | 0 | 5 | 0 | 0 | 12 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 14 | 31 | 5 | 0 | 6 | 42 | 195 | 106 |

## Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
## January - October 2013

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 |
| Winnipeg City | 73 | 173 | 0 | 61 | 256 | 308 | 602 | 431 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 8 | 6 | 11 | 0 | 40 | 12 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 14 | 38 | 0 | 0 | 24 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 81 | 179 | 11 | 75 | 334 | 350 | 602 | 455 |

Source: CMHC (Starts and Completions Survey)

| Table 3.4: Completions by Submarket and by Intended Market<br>October 2013 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 | Oct 2013 | Oct 2012 |
| Winnipeg City | 177 | 220 | 12 | 35 | 195 | 106 | 384 | 361 |
| East St. Paul R.M. | 3 | 2 | 0 | 0 | 0 | 0 | 3 | 2 |
| Headingley R.M. | 2 | 5 | 0 | 0 | 0 | 0 | 2 | 5 |
| MacDonald R.M. | 4 | 4 | 0 | 0 | 0 | 0 | 4 | 4 |
| Ritchot R.M. | 2 | 9 | 8 | 12 | 5 | 0 | 15 | 21 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 11 | 8 | 0 | 30 | 0 | 0 | 11 | 38 |
| St. Francois Xavier R.M. | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Springfield R.M. | 5 | 19 | 0 | 0 | 0 | 0 | 5 | 19 |
| Tache R.M. | 1 | 7 | 0 | 0 | 0 | 0 | 1 | 7 |
| West St. Paul R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| **Winnipeg CMA** | 207 | 277 | 20 | 77 | 200 | 106 | 427 | 460 |

| Table 3.5: Completions by Submarket and by Intended Market<br>January - October 2013 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 | YTD 2013 | YTD 2012 |
| Winnipeg City | 1,651 | 1,356 | 346 | 503 | 602 | 494 | 2,599 | 2,353 |
| East St. Paul R.M. | 22 | 10 | 1 | 1 | 0 | 0 | 23 | 11 |
| Headingley R.M. | 35 | 18 | 0 | 0 | 0 | 0 | 35 | 18 |
| MacDonald R.M. | 63 | 40 | 0 | 0 | 0 | 0 | 63 | 40 |
| Ritchot R.M. | 57 | 38 | 48 | 18 | 11 | 0 | 116 | 56 |
| Rosser R.M. | 4 | 2 | 0 | 0 | 0 | 0 | 4 | 2 |
| St. Clements R.M. | 57 | 38 | 0 | 30 | 0 | 0 | 57 | 68 |
| St. Francois Xavier R.M. | 12 | 3 | 0 | 0 | 0 | 0 | 12 | 3 |
| Springfield R.M. | 99 | 113 | 7 | 8 | 0 | 0 | 106 | 121 |
| Tache R.M. | 49 | 33 | 38 | 0 | 0 | 38 | 87 | 71 |
| West St. Paul R.M. | 27 | 15 | 0 | 0 | 0 | 0 | 27 | 15 |
| **Winnipeg CMA** | 2,076 | 1,666 | 440 | 560 | 613 | 532 | 3,129 | 2,758 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## October 2013

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $300,000 | | $300,000 - $349,999 | | $350,000 - $399,999 | | $400,000 - $449,999 | | $450,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Winnipeg City** | | | | | | | | | | | | | |
| October 2013 | 16 | 13.6 | 10 | 8.5 | 29 | 24.6 | 23 | 19.5 | 40 | 33.9 | 118 | 400,000 | 411,894 |
| October 2012 | 14 | 6.8 | 51 | 24.9 | 41 | 20.0 | 25 | 12.2 | 74 | 36.1 | 205 | 397,410 | 433,067 |
| Year-to-date 2013 | 127 | 8.7 | 275 | 18.9 | 406 | 27.8 | 226 | 15.5 | 424 | 29.1 | 1,458 | 390,000 | 416,562 |
| Year-to-date 2012 | 179 | 14.4 | 337 | 27.2 | 270 | 21.8 | 187 | 15.1 | 267 | 21.5 | 1,240 | 367,043 | 395,048 |
| **East St. Paul R.M.** | | | | | | | | | | | | | |
| October 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| October 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Year-to-date 2013 | 1 | 10.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 9 | 90.0 | 10 | 639,950 | 613,670 |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 2 | 16.7 | 1 | 8.3 | 9 | 75.0 | 12 | 530,890 | 517,975 |
| **Headingley R.M.** | | | | | | | | | | | | | |
| October 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| October 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 100.0 | 7 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 5 | 17.2 | 2 | 6.9 | 7 | 24.1 | 15 | 51.7 | 29 | 460,000 | 490,384 |
| Year-to-date 2012 | 0 | 0.0 | 1 | 7.1 | 1 | 7.1 | 0 | 0.0 | 12 | 85.7 | 14 | 580,906 | 649,690 |
| **MacDonald R.M.** | | | | | | | | | | | | | |
| October 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| October 2012 | 0 | 0.0 | 2 | 28.6 | 1 | 14.3 | 0 | 0.0 | 4 | 57.1 | 7 | -- | -- |
| Year-to-date 2013 | 1 | 2.1 | 1 | 2.1 | 1 | 2.1 | 8 | 16.7 | 37 | 77.1 | 48 | 467,000 | 497,506 |
| Year-to-date 2012 | 2 | 6.7 | 5 | 16.7 | 3 | 10.0 | 0 | 0.0 | 20 | 66.7 | 30 | 477,537 | 452,377 |
| **Ritchot R.M.** | | | | | | | | | | | | | |
| October 2013 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 0 | 0.0 | 1 | 33.3 | 3 | -- | -- |
| October 2012 | 1 | 33.3 | 0 | 0.0 | 1 | 33.3 | 1 | 33.3 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2013 | 3 | 7.5 | 3 | 7.5 | 16 | 40.0 | 12 | 30.0 | 6 | 15.0 | 40 | 367,600 | 395,351 |
| Year-to-date 2012 | 4 | 19.0 | 4 | 19.0 | 3 | 14.3 | 3 | 14.3 | 7 | 33.3 | 21 | 389,900 | 406,961 |
| **Rosser R.M.** | | | | | | | | | | | | | |
| October 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| October 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **St. Clements R.M.** | | | | | | | | | | | | | |
| October 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| October 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2013 | 3 | 37.5 | 0 | 0.0 | 1 | 12.5 | 0 | 0.0 | 4 | 50.0 | 8 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 2 | 33.3 | 3 | 50.0 | 1 | 16.7 | 6 | -- | -- |
| **St. Francois Xavier R.M.** | | | | | | | | | | | | | |
| October 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| October 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 1 | 11.1 | 1 | 11.1 | 7 | 77.8 | 9 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## October 2013

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $300,000 | | $300,000 - $349,999 | | $350,000 - $399,999 | | $400,000 - $449,999 | | $450,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Springfield R.M.** | | | | | | | | | | | | | |
| October 2013 | 0 | 0.0 | 0 | 0.0 | 2 | 50.0 | 1 | 25.0 | 1 | 25.0 | 4 | -- | -- |
| October 2012 | 0 | 0.0 | 2 | 16.7 | 5 | 41.7 | 4 | 33.3 | 1 | 8.3 | 12 | 391,436 | 392,134 |
| Year-to-date 2013 | 10 | 13.0 | 14 | 18.2 | 20 | 26.0 | 14 | 18.2 | 19 | 24.7 | 77 | 390,000 | 388,984 |
| Year-to-date 2012 | 10 | 11.8 | 18 | 21.2 | 22 | 25.9 | 21 | 24.7 | 14 | 16.5 | 85 | 389,900 | 389,974 |
| **Tache R.M.** | | | | | | | | | | | | | |
| October 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| October 2012 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 1 | 16.7 | 3 | 50.0 | 1 | 16.7 | 1 | 16.7 | 6 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 1 | 14.3 | 1 | 14.3 | 1 | 14.3 | 4 | 57.1 | 7 | -- | -- |
| **West St. Paul R.M.** | | | | | | | | | | | | | |
| October 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| October 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2013 | 1 | 7.1 | 0 | 0.0 | 0 | 0.0 | 2 | 14.3 | 11 | 78.6 | 14 | 549,950 | 509,006 |
| Year-to-date 2012 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| **Winnipeg CMA** | | | | | | | | | | | | | |
| October 2013 | 16 | 12.3 | 10 | 7.7 | 33 | 25.4 | 25 | 19.2 | 46 | 35.4 | 130 | 400,508 | 415,263 |
| October 2012 | 15 | 6.3 | 56 | 23.4 | 48 | 20.1 | 30 | 12.6 | 90 | 37.7 | 239 | 400,332 | 440,387 |
| Year-to-date 2013 | 146 | 8.6 | 299 | 17.6 | 450 | 26.5 | 271 | 16.0 | 533 | 31.4 | 1,699 | 396,000 | 420,362 |
| Year-to-date 2012 | 195 | 13.8 | 367 | 25.9 | 305 | 21.5 | 216 | 15.2 | 335 | 23.6 | 1,418 | 374,684 | 400,019 |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price ($) of Absorbed Single-detached Units**
**October 2013**

| Submarket | Oct 2013 | Oct 2012 | % Change | YTD 2013 | YTD 2012 | % Change |
|---|---|---|---|---|---|---|
| Winnipeg City | 411,894 | 433,067 | -4.9 | 416,562 | 395,048 | 5.4 |
| East St. Paul R.M. | -- | -- | n/a | 613,670 | 517,975 | 18.5 |
| Headingley R.M. | -- | -- | n/a | 490,384 | 649,690 | -24.5 |
| MacDonald R.M. | -- | -- | n/a | 497,506 | 452,377 | 10.0 |
| Ritchot R.M. | -- | -- | n/a | 395,351 | 406,961 | -2.9 |
| Rosser R.M. | -- | -- | n/a | -- | -- | n/a |
| St. Clements R.M. | -- | -- | n/a | -- | -- | n/a |
| St. Francois Xavier R.M. | -- | -- | n/a | -- | -- | n/a |
| Springfield R.M. | -- | 392,134 | n/a | 388,984 | 389,974 | -0.3 |
| Tache R.M. | -- | -- | n/a | -- | -- | n/a |
| West St. Paul R.M. | -- | -- | n/a | 509,006 | -- | n/a |
| **Winnipeg CMA** | 415,263 | 440,387 | -5.7 | 420,362 | 400,019 | 5.1 |

Source: CMHC (Market Absorption Survey)

## Table 5: MLS® Residential Activity for Winnipeg
### October 2013

| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to-New Listings SA | Average Price ($) | Yr/Yr % | Average Price ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2012 | January | 516 | -1.7 | 1,003 | 942 | 1,286 | 78.0 | 237,832 | 3.5 | 246,368 |
| | February | 731 | 0.1 | 1,010 | 1,150 | 1,394 | 72.5 | 250,754 | 9.9 | 254,391 |
| | March | 1,029 | -7.5 | 997 | 1,482 | 1,410 | 70.7 | 247,459 | 2.3 | 240,431 |
| | April | 1,250 | 14.6 | 1,067 | 1,885 | 1,401 | 76.2 | 261,263 | 8.6 | 251,286 |
| | May | 1,499 | 9.7 | 1,011 | 1,977 | 1,338 | 75.6 | 266,379 | 7.2 | 253,145 |
| | June | 1,396 | -4.5 | 1,014 | 1,786 | 1,415 | 71.7 | 257,095 | 5.4 | 249,114 |
| | July | 1,150 | -2.5 | 969 | 1,493 | 1,299 | 74.6 | 249,175 | 4.6 | 250,663 |
| | August | 1,152 | -4.4 | 1,000 | 1,590 | 1,420 | 70.4 | 248,301 | 5.1 | 253,822 |
| | September | 973 | -14.4 | 1,001 | 1,506 | 1,446 | 69.2 | 248,750 | 4.8 | 255,209 |
| | October | 1,042 | 3.1 | 996 | 1,367 | 1,402 | 71.0 | 259,434 | 6.1 | 260,053 |
| | November | 793 | -3.5 | 998 | 945 | 1,406 | 71.0 | 263,786 | 11.7 | 272,191 |
| | December | 563 | -14.3 | 1,027 | 549 | 1,458 | 70.4 | 257,719 | -4.2 | 263,024 |
| 2013 | January | 565 | 9.5 | 1,043 | 998 | 1,360 | 76.7 | 248,720 | 4.6 | 257,555 |
| | February | 631 | -13.7 | 941 | 1,015 | 1,323 | 71.1 | 270,463 | 7.9 | 274,319 |
| | March | 783 | -23.9 | 853 | 1,397 | 1,388 | 61.5 | 271,198 | 9.6 | 264,309 |
| | April | 1,179 | -5.7 | 950 | 1,845 | 1,361 | 69.8 | 270,218 | 3.4 | 259,980 |
| | May | 1,462 | -2.5 | 998 | 2,242 | 1,485 | 67.2 | 274,437 | 3.0 | 260,874 |
| | June | 1,394 | -0.1 | 1,074 | 1,929 | 1,546 | 69.5 | 274,121 | 6.6 | 265,553 |
| | July | 1,287 | 11.9 | 1,020 | 1,793 | 1,511 | 67.5 | 262,727 | 5.4 | 265,294 |
| | August | 1,209 | 4.9 | 1,061 | 1,790 | 1,597 | 66.4 | 261,666 | 5.4 | 267,580 |
| | September | 1,052 | 8.1 | 1,010 | 1,907 | 1,603 | 63.0 | 256,380 | 3.1 | 264,653 |
| | October | 1,118 | 7.3 | 1,053 | 1,529 | 1,611 | 65.4 | 271,946 | 4.8 | 271,738 |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q3 2012 | 3,275 | -7.0 | | 4,589 | | | 248,741 | 4.8 | |
| | Q3 2013 | 3,548 | 8.3 | | 5,490 | | | 260,483 | 4.7 | |
| | YTD 2012 | 10,738 | -0.7 | | 15,178 | | | 254,274 | 5.9 | |
| | YTD 2013 | 10,680 | -0.5 | | 16,445 | | | 267,201 | 5.1 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

## Table 6: Economic Indicators
## October 2013

| | | Interest Rates | | | NHPI, Total, Winnipeg CMA 2007=100 | CPI, 2002 =100 | Winnipeg Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2012 | January | 598 | 3.50 | 5.29 | 126.4 | 118.6 | 414 | 5.8 | 70.0 | 789 |
| | February | 595 | 3.20 | 5.24 | 126.9 | 118.7 | 416 | 5.8 | 70.2 | 784 |
| | March | 595 | 3.20 | 5.24 | 127.8 | 119.2 | 417 | 5.7 | 70.3 | 780 |
| | April | 607 | 3.20 | 5.44 | 128.1 | 120.0 | 419 | 5.6 | 70.4 | 777 |
| | May | 601 | 3.20 | 5.34 | 128.3 | 120.4 | 420 | 5.4 | 70.3 | 781 |
| | June | 595 | 3.20 | 5.24 | 129.2 | 120.0 | 419 | 5.4 | 70.0 | 783 |
| | July | 595 | 3.10 | 5.24 | 129.5 | 119.9 | 416 | 5.5 | 69.6 | 791 |
| | August | 595 | 3.10 | 5.24 | 129.7 | 120.2 | 415 | 5.7 | 69.5 | 795 |
| | September | 595 | 3.10 | 5.24 | 130.4 | 120.6 | 416 | 5.6 | 69.5 | 797 |
| | October | 595 | 3.10 | 5.24 | 131.0 | 120.9 | 416 | 5.5 | 69.4 | 800 |
| | November | 595 | 3.10 | 5.24 | 131.5 | 120.8 | 416 | 5.4 | 69.3 | 799 |
| | December | 595 | 3.00 | 5.24 | 132.6 | 119.9 | 416 | 5.5 | 69.3 | 798 |
| 2013 | January | 595 | 3.00 | 5.24 | 133.8 | 120.0 | 419 | 5.4 | 69.6 | 790 |
| | February | 595 | 3.00 | 5.24 | 133.9 | 121.3 | 420 | 5.4 | 69.6 | 788 |
| | March | 590 | 3.00 | 5.14 | 134.3 | 121.9 | 420 | 5.4 | 69.6 | 785 |
| | April | 590 | 3.00 | 5.14 | 135.1 | 122.2 | 419 | 5.8 | 69.6 | 786 |
| | May | 590 | 3.00 | 5.14 | 135.8 | 122.6 | 418 | 6.3 | 69.7 | 790 |
| | June | 590 | 3.14 | 5.14 | 136.0 | 123.1 | 420 | 6.3 | 69.8 | 795 |
| | July | 590 | 3.14 | 5.14 | 136.3 | 123.4 | 421 | 6.2 | 69.8 | 804 |
| | August | 601 | 3.14 | 5.34 | 136.3 | 123.4 | 421 | 5.9 | 69.6 | 811 |
| | September | 601 | 3.14 | 5.34 | 136.4 | 123.6 | 420 | 6.0 | 69.4 | 816 |
| | October | 601 | 3.14 | 5.34 | | 123.6 | 420 | 5.9 | 69.2 | 815 |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municpalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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